

# DURDEN & HUNT

INTERNATIONAL



## Brookside Gardens, Enfield EN1

Offers In Excess Of £550,000

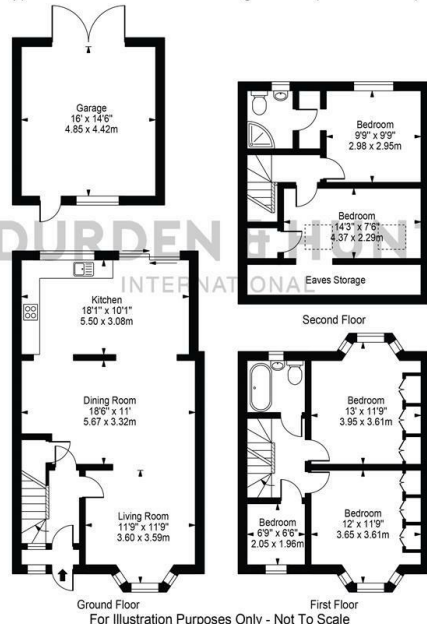
- Excellent Transport Links
- Good Sized Garden
- Spacious Kitchen
- Vibrant Location
- Five Bedrooms
- Living Room And Dining Room
- Off Road Parking
- Two Contemporary Bathrooms

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>



**Brookside Gardens**  
 Approx. Total Internal Area 1688 Sq Ft - 156.86 Sq M  
 (Including Eaves Storage & Garage)  
 Approx. Gross Internal Area 1384 Sq Ft - 128.58 Sq M  
 (Excluding Eaves Storage & Garage)  
 Approx. Gross Internal Area Of Garage 231 Sq Ft - 21.44 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

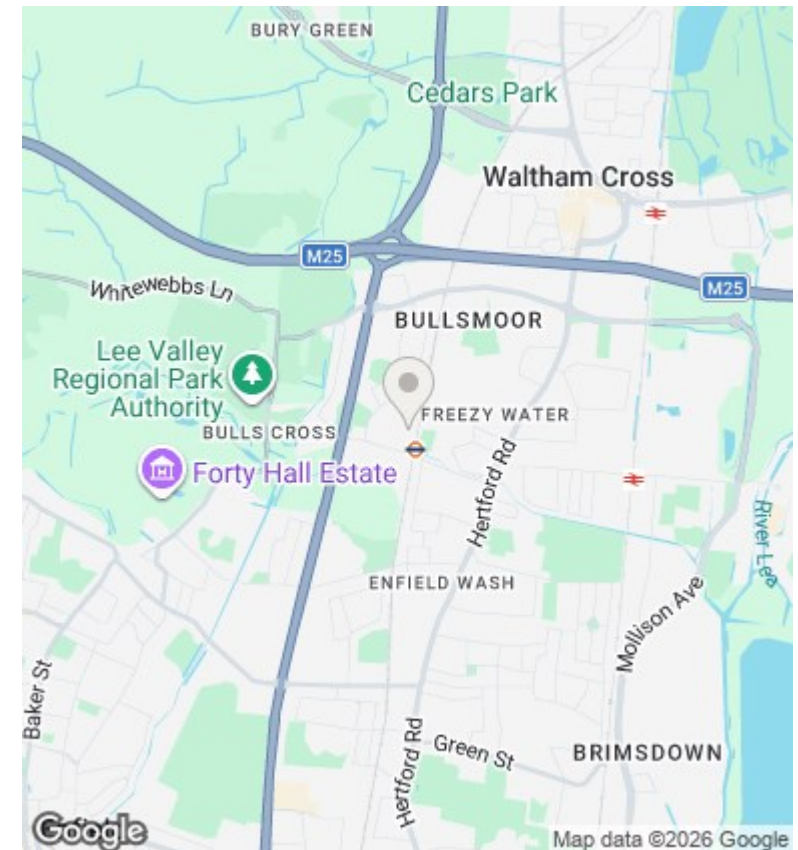
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	